

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: June 21, 2006
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall
Time: 9:00 AM

9:00 a.m. Cingular Wireless Communications Tower

The applicant seeks the following special exception and development standards variance approvals:

Docket No. 06040014 SE	ZO Chapter 20H.02	Special Exception Uses
Docket No. 06040015 V	ZO Chapter 25.13.1.B.i	Distance from
Residential Property		
Docket No. 06050009 V	ZO Chapter 25.13.01.3	Tower landscape
requirements		

The site is located at Brookshire Golf Course, northwest of 116th St and Gray Rd. The property is zoned P-1/Parks & Recreation. Filed by Jim Buddenbaum of Parr Richey Obremskey & Morton.

Present for the Petitioner: James Buddenbaum and Dave Dickson with Cingular Wireless.

Petitioner's Presentation: James Buddenbaum introduced the project and said that finding a site for a cell tower in Carmel is difficult. He said that the purpose is for coverage and capacity of Carmel. He said that the Golf Course seemed like an obvious site and that Cingular really needed a tower in the area. He said that the tower would provide a source of revenue for the golf course. He said that the tower would be 135 ft tall and that it would not be painted because the galvanized looks the most like the sky. He said that the antennas would be slick mount and that the structure would be located on the far side of the maintenance. He explained the necessity for the variance and special use requests.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had not had the chance to write the petitioners a letter, but that since it was not in one of their watersheds, their office had no comment.

Chuck Shupperd, Vectren Energy: He asked the petitioners if they were planning to have a back-up system to that tower.

Jim Buddenbaum said that in recent history they have used solid batteries and that because of the noise created by the generators, they would probably use the solid batteries this time as well.

Nick Redden, Carmel Engineering: He said that they had no comments.

Gary Hoyt, Carmel Fire Department: He said that they had no comments.

Scott Brewer, Carmel Urban Forester: He clarified that the petitioners were not anticipating changing anything about the path materials. He said that it was odd that they were planting on the maintenance building side of the proposed tower. He said that he would include in the variance that the petitioners would like to limit landscaping on that particular side. He said that the petitioners would not be able to block the view of the

tower from the maintenance shed, so it seemed silly to try. He said that he would substitute the maple species presented with another type of tree that would be a little heartier. He said that the Arborvitae should be fine for the other three sides. He said that on the schedule the Japanese Yews were listed as 2.5" caliper and he thought that was a mistake because that was the minimum size of a shade tree. He said that photographs would really help the case and he provided the petitioner with his business card for future discussions regarding the site.

Dave Dickson said that they could be negotiable on the species. He said that they were open to change the fencing type anyway. He said that they would like to get Scott Brewer's suggestions.

Matt Griffin, Carmel Department of Community Services: He clarified that the tower would not have strobe on it.

Christine Barton-Holmes, Carmel Department of Community Services: She said that she had no comments.

Angie Conn, Carmel Department of Community Services: She said that the only outstanding issue that she had was that the petitioners needed to get the Indiana Natural Resources Commission approval letter to have the structure in a flood plain. She said that if the petitioners would like to continue with the hearing, they should bring up the fact that they do not have that letter initially and see how the Board of Zoning Appeals responds.

...END...

9:10 a.m.

Cherry Creek Estates, Sec 1A, lot 4 - sales trailer

The applicant seeks the following use variance amendment approval:

Docket No. 06050010 UV Amend ZO Chapter 5.01 & 25.16 Permitted Uses

The site is located at 5882 Cherry Creek Blvd and is zoned S-1/Residence.

Filed by Ann Walker of Pulte Homes of Indiana, LLC.

Present for the Petitioner: Ann Walker-Kloc and David Compton with Pulte Homes.

Petitioner's Presentation: **David Compton** said that they were requesting an extension of time for a sales and marketing trailer in the Cherry Creek subdivision. He said that it is removed when the homes are all sold. He said that the request is for the smaller of two years or the completion of the neighborhood.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had no comments.

Chuck Shupperd, Vectren Energy: He said that he had no comments.

Nick Redden, Carmel Engineering: He said that they had no objections.

Gary Hoyt, Carmel Fire Department: He said that he hadn't had the time to prepare a letter for the petitioner yet, but that he would. He said that he didn't really have a big problem with this except that there was a commitment made when the neighborhood was originally approved that the petitioners would install the blue, reflective hydrant markers in the middle of the streets perpendicular to the fire hydrants. He said that the petitioners would have the blessing of the fire department for the extension of time if the hydrant markers were installed as agreed to.

Dave Compton said that he apologized for that. He said that Pulte has been working with Platinum properties on the project. He said that he would call Ken Brasseur immediately following the meeting and ask him to get those hydrant markers installed ASAP.

Gary Hoyt, Carmel Fire Department: He said that with that in mind, he said that the Fire Department would not have any objections to the extension.

Scott Brewer, Carmel Urban Forester: He said that he no objections.

Matt Griffin, Carmel Department of Community Services: He said that he nothing additional.

Christine Barton-Holmes, Carmel Department of Community Services: She said that she had no comments.

Angie Conn, Carmel Department of Community Services: She said that she forwarded the petitioner an email about illegal signs. She said that the petitioner needs to get those issues taken care of. She said that she had no additional comments.

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9:20 a.m.

Docket No. 06050020 PP: Clay Creek

06050021 SW SCO Chapter 6.03.07 Cul-de-sac Length – request to have cul de sac in excess of 600 feet in length

06050022 SW SCO Chapter 6.05.07 Orientation of Home – request to allow dwellings to face internal street

06050023 SW SCO Chapter 7.05.07 Clearing of greater than 15% of mature woodlands.

The applicant seeks to plat 40 lots on 29.971 acres.

The site is located on Hoover Road north of 116th Street and is zoned S1.

Filed by Charlie Frankenberger for MHE Development Co. LLC.

Present for the Petitioner: Charlie Frankenberger with Nelson and Frankenberger, Gary Merritt and Bob Stirling with ME Development.

Petitioner's Presentation: Bob Stirling introduced the project. He said that they were working with Executive Homes to build a lot of the homes in the subdivision and that they would be custom homes. **Charlie Frankenberger** introduced the waivers requested. He noted that they had planned a neighborhood meeting.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had sent the petitioners a letter. He said that it would be a regulated drain subdivision and that it would be required to meet the new Hamilton County Stormwater standards. He said that they need to do a flood plain study on Clay Creek. He said that the Easement widths weren't wide enough on the Primary Plat.

Discussion ensued regarding the floodway fringe that possibly may surround the area.

Chuck Shupperd, Vectren Energy: He said that they had gas in the area and that they could extend their facilities when the petitioners were ready.

Mike McBride, Hamilton County Surveyor's Office:

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that they would get the petitioners their comments as soon as they were finished with their review.

Gary Hoyt, Carmel Fire Department: He said that he had not received any plans for the project. He said that the plan showing the water distribution was the most important to him, but that when he received those plans, he would provide the petitioners with his comments.

Scott Brewer, Carmel Urban Forester: He said that he sent Gary Merritt an email yesterday. He gave the petitioners a copy of the email. He said that he needs a complete landscape plan on the entire subdivision and that they had the information regarding the correction in the woodland clearing.

Matt Griffin, Carmel Department of Community Services: He said that there was some sort of notion that the petitioners would explore putting in a stub street off of Black Hawk. He said that if that were a possibility, it would be the preferred scenario. He said that they would want to overlay the site plan on the aerial photo for the Plan Commission packets. He said that they would put together a letter for the petitioners.

Christine Barton-Holmes, Carmel Department of Community Services: She said that the Commission might want to see the elevations of the houses as you are driving toward the subdivision from the outside.

Discussion ensued regarding the paths along Meeting House Road.

Matt Griffin, Carmel Department of Community Services: he said that he would touch base with Karyn Ryg regarding the paths along Meeting House Road.

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9:30 a.m..

Docket No. 06060001 SP: Woods at Lion Creek Secondary Plat

The applicant seeks approval to plat 32 lots on 59.09 acres:

The site is located north of 131st Street on West Road and is zoned S1/Residential.

Filed by Muno Henderson.

Present for the Petitioner: Dave Barnes with Weihe Engineers, Jim Langston, and John Edwards with Langston Development, and Muno Henderson with JC Developers.

Petitioner's Presentation: Dave Barnes introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had sent the petitioner a letter. He said that he needs a copy of the flood plain study. He said that the petitioners need to label the bfps on the plans. He said that there were some clean up items relating to the new standards.

Chuck Shupperd, Vectren Energy: He said that he had met with the petitioners and that there was a game plan. He said that he had no further comments at this time.

Mike McBride, Hamilton County Highway: He said that the project was outside of their jurisdiction.

Nick Redden, Carmel Engineering: He noted that he had sent the petitioners a review letter and that they may not have received it yet, but it included basically the same

comments as last time. He said that he would send the petitioners a fax copy.

Gary Hoyt, Carmel Fire Department: He gave the petitioners a copy of his review letter. He clarified that the subdivision would be a gated community. He said that the Fire Department would request two devices on the gate itself. He said that the first is an SOS Device, which is a siren or a strobe light activation. He said that they would also ask for a Knox Key Switch that their key will go in. He said that he gave the petitioners a copy of their ladder truck specifications sheet for turning radii determination.

Scott Brewer, Carmel Urban Forester: He clarified that the tree lawns for the street trees would be outside of the sidewalk and that there would be a five ft. landscape easement. He said that the petitioners need to specify the species on the landscape schedule for the secondary plat. He said that the petitioners should substitute the White Oaks because they don't do well with root disturbance and will outgrow the five-foot lawn

Matt Griffin, Carmel Department of Community Services: He said that the ramps at the intersection in the subdivision need to be noted as perpendicular not having people cross the intersection diagonally. He said that there was a line-weight issue on the plat. He said that the City likes to see the heavier line closer to the subdivision, so there is no confusion where the Right-of-Way is. He said that he would put his comments into a letter for the petitioners.

Christine Barton-Holmes, Carmel Department of Community Services: She said that she didn't have any comments.

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9:40 a.m.

Docket No. 06060003 TAC: Moultrie Street

The applicant seeks to construct a 315-foot length of street, to be named Moultrie Street, connecting 131st Street to future commercial development within the Village of West Clay.

The site is located south of 131st Street and is zoned PUD.

Filed by Brandon Burke of The Schneider Corporation for Brenwick Development Co.

Present for the Petitioner: Brandon Burke and Jason Mathias with Schneider Engineering, and Andy Kern with Brenwick Development.

Petitioner's Presentation: Brandon Burke introduced the project. He said that Moultrie Street is located in the peripheral retail area.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Brandon Burke a letter. He said that the petitioners should get the piece of the brendel replaced under the pavement along 131st street.

Chuck Shupperd, Vectren Energy: He said that they could extend the facilities from 131st Street to service this area.

Mike McBride, Hamilton County Highway: He said that Hamilton County Highway had no comments.

Nick Redden, Carmel Engineering: He said that Carmel Engineering is still reviewing the project and that when they completed their review they would get the petitioners a comment letter.

Gary Hoyt, Carmel Fire Department: He said that he would be sending the petitioners a letter. He said that there was a commitment when the project originally went through that the petitioners were going to install the blue, reflective fire hydrant markers in the middle of the streets perpendicular to the fire hydrants in the area. He said that to his knowledge this has not been done out there, so he is reminding the petitioners that this needs to be done. He said that he had no comments on the project other than that.

Brandon Burke commented that they were currently working on completing those types of details in several sections in the Village of West Clay. He said that he wasn't sure exactly what sections and would have to defer any further discussions on this to Brenwick.

Scott Brewer, Carmel Urban Forester: He said that he did not receive any landscape plans for this. He said that he would appreciate receiving those plans soon.

Brandon Burke explained that they were still looking at what the street tree requirements were going to be.

Discussion ensued regarding the PUD landscape requirements for the Commercial areas.

Matt Griffin, Carmel Department of Community Services: He clarified that 131st Street does not have paths yet.

Discussion ensued regarding the history of the paths and the future road improvements in the Village of West Clay.

Christine Barton-Holmes, Carmel Department of Community Services: She said that she had no comments.

Angie Conn, Carmel Department of Community Services: She said that she had no comments.

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9:50 a.m.

Docket No. 06060004 Z: 122nd & Pennsylvania Rezone

The applicant seeks to rezone 27.41 acres from R1 and M3 to B3 to allow for medium-density commercial office development.

The site is located on the northeast corner of 122nd Street and Pennsylvania Street. Filed by Paul Reis of Bose McKinney & Evans LLP for Panattoni Development.

Present for the Petitioner: Paul Reis with Bose, McKinney, & Evans representing Panattoni Development.

Petitioner's Presentation: Paul Reis said that they are rezoning the parcels to the B-3 district. He said that they will be back at TAC next month to collect the comments for the DP/ADLS and they were anticipating building three office buildings on the site.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had no comments on the rezoning.

Chuck Shupperd, Vectren Energy: He said that they had no comments.

Mike McBride, Hamilton County Highway: He said that they project was not in their

jurisdiction.

Nick Redden, Carmel Engineering: He said that they had no comments on the rezoning at this time.

Gary Hoyt, Carmel Fire Department: He said that he had no comments on the rezoning.

Scott Brewer, Carmel Urban Forester: He clarified the boundaries of the rezoning. He clarified that Paul Reis would be sending him an additional copy of the landscape plan.

Matt Griffin, Carmel Department of Community Services: He said that he had no comments.

Christine Barton-Holmes, Carmel Department of Community Services: She said that she would reserve her comments for ADLS.

Angie Conn, Carmel Department of Community Services: She said that she had no comments.

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10:00 a.m.

Docket No. 06060005 DP: Block G, West Carmel Marketplace

The applicant seeks site plan approval for a proposed commercial retail building. Elevations and an ADLS/DP Amend application will be submitted at a later date. The site is located at 99th Street and North Michigan Road and is zoned B2/B3. Filed by Chris Laystrom of Woolpert Engineering for Duke Construction.

Present for the Petitioner: Chris Laystrom with Woolpert, Inc., and Kathy Berger and Greg Thompson with Duke Construction.

Petitioner's Presentation: **Chris Laystrom** said that they are looking at moving forward with Parking lot, site plan, drainage, and landscaping approval. He said that they were not seeking approval for the building yet.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioners a comment letter and that there really weren't any major issues with it.

Chuck Shupperd, Vectren Energy: He said that he had no comments.

Mike McBride, Hamilton County Highway: He said that it appears that the only activity that the petitioners have planned in the right of way is the approach. He said that he his first impression is that the radii isn't very long on it. He clarified that the petitioner's expect all of their commercial deliveries to come off of Commerce Drive. He said that he needed a project review application to be submitted. He gave the petitioners a blank application and said that he would issue a formal review letter when he received that application back.

Nick Redden, Carmel Engineering: He said that this project was outside of their jurisdiction.

Gary Hoyt, Carmel Fire Department: He gave the petitioners a copy of the Fire Department's review letter and business cards. He said that he wants the petitioners to

set up a meeting with the Fire Department to discuss the Fire Department connections. He said that it appears from the plans that there are two different water systems that go into the building.

Chris Laystrom said that Duke hasn't worked out yet whether they will have one or two tenants occupying the building. He said that he had shown it as two for now.

Gary Hoyt, Carmel Fire Department: He said that they were going to request a Knox Box and the Fire Department Connection caps for the sprinkler Siamese. He clarified that there would not be a basement.

Scott Brewer, Carmel Urban Forester: He said that he hasn't had time to send a review letter yet, but that he would get the review finished by next week.

Matt Griffin, Carmel Department of Community Services: He said that the petitioners would need to show a pedestrian connection or some sort of delineation into the site possible connecting from 99th street. He said that since there is now a new City bike-parking requirement, they would need to see the bike parking noted on the plans somewhere.

Christine Barton-Holmes, Carmel Department of Community Services: She said that she would have more comments for the petitioners at the ADLS stage, but that she had no comments right now.

Angie Conn, Carmel Department of Community Services: She said that she had no comments.

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10:10 a.m.

Docket No. 06060006 PP: Little Farm Subdivision

The applicant seeks to divide one parcel into two parcels, to allow for the construction of two, two-family dwellings. A variance has been granted to allow for reduced lot size. The site is located at 10506 Combs Avenue and is zoned R3. Filed by Shahpor Shahbahrami.

Present for the Petitioner: Shahpor Shahbahrami

Petitioner's Presentation: Shahpor Shahbahrami introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He gave the petitioner his comment letter. He said that the site is under the jurisdiction of Hamilton County. He said that there is a large offsite drainage area that passes through it. He said that the Primary Plat doesn't comply with Indiana Code 36.9.27.69.5, which is the drainage code. He said that they need more information regarding how the drainage will be addressed and that the Hamilton County Surveyor will not sign off on the County review sheet and the Commission will not approve the plat without that.

Chuck Shupperd, Vectren Energy: He said that they would be ready to extend their gas facilities when and if the petitioner needs gas service to the duplex.

Mike McBride, Hamilton County Highway Department: He said that their review is not complete. He said that the petitioner needed to fill out an application and pay the application fee. He said that in subdividing land, the County requires the petitioner to dedicate the Right of Way pursuant to the County's Thoroughfare plan, which would be a

30 feet half on Combs Avenue. He said that for an eighty-five foot frontage, they would require a single drive to the site. He said that the County ordinance requires 200 ft. separation between driveways. He said that if the lot is less than 200 ft. they have to allow the petitioner to have access to their property, but that they do not have to allow the petitioner to have two driveways on the property. He said that previous practice does not dictate what is done in the current. He said that the ordinance dictates what is done in the current.

Nick Redden, Carmel Engineering: He said that this is outside of their jurisdiction.

Gary Hoyt, Carmel Fire Department: He said that they didn't have any comments.

Scott Brewer, Carmel Urban Forester: He gave the petitioner his business card and said that he thought that the Home lace Overlay would apply on the landscaping standards for the site. He said that he would look through that ordinance to see what would apply to this site in particular.

Matt Griffin, Carmel Department of Community Services: He said that he would put together a letter for the petitioner with some bullet points of comments on the plat. He said that he wanted to talk to the petitioner about the process of getting the Mylar submitted and the Secondary Plat phase of this project.

Christine Barton-Holmes, Carmel Department of Community Services: She said that at the meeting to discuss the secondary plat phase, they could possibly discuss how to remedy the driveway situation as well.

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